

# FARMINGTON CITY PLANNING COMMISSION

Thursday, June 23, 2005

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## PLANNING COMMISSION REGULAR SESSION

***Present:*** Chairman Cory Ritz, Commission Members Keith Klundt, Annie Hedberg, Kevin Poff, Cindy Roybal, and Jim Talbot, City Planner David Petersen, and Recording Secretary Jill Hedberg.

**Vice Chairman Cindy Roybal** called the meeting to order at 7:10 P.M. **Kevin Poff** offered the invocation.

## APPROVAL OF MINUTES

**Keith Klundt** moved that the Planning Commission approve the minutes of the June 9, 2005, Planning Commission Meeting. **Annie Hedberg** seconded the motion. The Commission voted unanimously in favor. **Kevin Poff** abstained due to his absence at the previous meeting.

**Keith Klundt** moved that the Planning Commission approve the minutes of the June 7, 2005, Planning Commission Meeting. **Annie Hedberg** seconded the motion. The Commission voted unanimously in favor. **Kevin Poff** abstained due to his absence at the previous meeting.

**CITY COUNCIL REPORT (Agenda Item #2)**

**David Petersen** reported the proceedings of the City Council meeting which was held on June 15, 2005. He covered the following items:

- The City Council held a public hearing to consider Farmington City's budget.  
There were no comments were received.
- The City Council held a public hearing to consider amending Section 13-6-030 of the Farmington City Code prohibiting the hunting of big game, upland game, waterfowl, and small game within the limits of Farmington City.
- The City Council approved Frank Ivory's application to annex 5.262 acres located in Northwest Farmington at approximately 1450 North 1800 West.
- The City Council adopted an ordinance authorizing the Mayor to enter into an order vacating and amending Lots 2, 3, 21, 22, 26 and 27 of Fairways of Oakridge South Subdivision and directed that the amended Subdivision Plat be recorded.
- The City Council approved the Inter-local Cooperation Agreement between Farmington City and Davis School District.

- The City Council agreed to set the public hearing date for the NMU Zone Text on July 20, 2005.

**PUBLIC HEARING: JONATHON HUGHES - APPLICANT IS REQUESTING A  
RECOMMENDATION FOR SCHEMATIC PLAN APPROVAL FOR THE HUGHES  
FARM PHASE 2 SUBDIVISION CONSISTING OF 3 LOTS AND 2 PARCELS ON 2.76  
ACRES ADJACENT TO THE NORTH SIDE OF WATER TURN DRIVE IN AN LR-F  
ZONE (S-11-05) (Agenda Item #3)**

**Background Information**

The applicant proposes to create a three-lot subdivision with two parcels of open space from a 2.5 acre parcel. The three lots and two parcels would be adjacent to the existing Hughes Farm Subdivision.

Because of low water pressure caused by the elevation of these lots, the applicant is requesting a variance from the Farmington City Development Standards which require 60 psi water pressure for culinary water systems. This requirement is found in the Standards' Subdivision Check List.

The 60 psi rule was imposed by the City Council in the past to avoid complaints from the public about low water pressure. One exception has been made in the Tuscany Cove Subdivision which required an exception from the Utah Department of Environmental Quality (DEQ) Division of Drinking Water to allow water pumps in individual homes that could boost the pressure to 60 psi.

The actual schematic plan and documentation have not been submitted by the developer yet. According to the transmittal letter, they will discuss the development and platting once they get the waiver of the water pressure requirement from the City Council.

END OF PACKET MATERIAL

**David Petersen** displayed slides of the area which included a map and photos. The developer requested the Planning Commission's opinion regarding the water pressure requirements.

**David White** (City Water Superintendent) informed Mr. Petersen in a conversation prior to the Planning Commission meeting that the City's standard water pressure requirements were adopted approximately one year ago and were set at 60 psi. There was a development near the cemetery which had water pressure that was approximately 35 psi. Some of the homes utilized pumps. Mr. White felt 20 psi was unacceptable, 35 psi would be the minimum to sustain homes

but pumps would be beneficial, 50 psi would be negligible, and 60 psi was the City's standard. If the lots were approved, 20 psi would be necessary to accommodate fire flow within the area.

**Paul Hirst** (City Engineer) said he did not approve of the water pressure that was being considered for the subdivision. Complaints had been received from home owners when water pressures were 40 psi and under. Anything less than 50 pounds would create problems for the City. He suggested the City maintain its current standard of 60 psi. He said there was adequate pressure to sustain the fire flow.

**Cindy Roybal** questioned if the City required the Tuscany development to utilize pumps.

**Mr. Hirst** said there was a note on the plat indicating the lots were substandard. The State code indicated that individual pumps should not access the public water supply because there would be a potential of the public water system being contaminated. It would be an option to utilize tanks if exceptions were granted.

**David White** had informed **David Petersen** that he favored the three new lots because it would clean up the area and would provide better access to the water tank. It would also eliminate the gravel areas near the roadway. He informed the Planning Commission that the Master Trails Plan would need to be considered if the water pressure issues were resolved.

**Public Hearing**

**Chairman Ritz** opened the meeting to a public hearing and invited the applicant to address the Commission.

**Jonathon Hughes** (927 South 250 East) said he did not intend to construct homes that were lacking sufficient water pressure.

**Ben White** (1357 North Compton Road) said the first phase was built five years ago. At that time, the standard water pressure was 40 pounds. Hughes Farm was developed according to the standard at that time. Water tanks were constructed adjacent to the proposed development. The City had agreed to maintain the existing access until a new access was constructed. Mr. Hughes was ready to start development and requested a water pressure waiver. They would be willing to request a waiver from the State and would also be willing to include the water pressure issue on the plat. He stated the City would benefit from the improved access to the water tanks, the gravel issue would be improved, and there would be increased security by the addition of new homes.

**Todd Plumley** (16 Cave Hollow Circle) said he was building a home at Hughes Farms and was never informed of the low water pressure. Mr. Hughes had assured him that the only way the proposed area would be developed was if a \$1 million water infrastructure was created.

He felt the gravel issue and security concerns could be addressed without the new development. He felt the development would create a liability for the City since there were already hillside retention problems.

**Becky Hill** (279 East 1050 South) said she had been informed by Mr. Hughes that there would not be additional development. Her home was suffering from the sand and dirt of the surrounding lots. Mr. Hughes had committed to retain the lots but left the cost burden to the individuals who purchased the lots. She said she had not been informed regarding the low water pressure. She did not think the clean up would occur if the development were approved

**Randall Klein** (1713 Sweetwater Lane) said he represented the Trails Committee. He encouraged the Planning Commission to enforce the City's Master Plan by including a trail easement. He said the area was essential for linkage to the Davis Trails Creek and if the link were lost, it would break the continuous trail.

**Erin Plumley** (16 Cave Hollow Circle) said she was concerned about the open space that would be eliminated. She had concerns about the area such as the lack of clean up, the unsightly gate, the lack of street lights, and the low water pressure. She felt the area should be improved without the proposed development.

**Public Hearing Closed**

With no further comments, **Chairman Ritz** closed the public hearing. The Commission members discussed the issues, including the following points:

**Keith Klundt** asked if the current plat noted the low water pressure.

**David Petersen** said the plat did not reference the low water pressure. The City had agreed that development would not occur further east until another water tank was constructed. The Armstrong development would create a water tank but it could be a number of years before the development were pursued. He stated the open space location was temporary and would be moved if additional development occurred. The open space boundary should be located within the City limits. He stated the area was steep and would be costly to develop.

**Kevin Poff** said he had visited the area and was concerned with the steep slopes and washes. A portion of the area was located in the historic flood zone for the creek. He said the road was in disrepair and would prevent emergency vehicles from accessing the water tank. He did not think the development should be approved and said he would not have approved the initial phase if he had been on the Planning Commission.

**Jim Talbot** questioned whether the water pressure issue was addressed during the initial development.



**Mr. Petersen** said the water pressure met City code when the initial development was constructed. The pressure requirements had recently changed from 40 to 60 psi.

**Cindy Roybal** felt the minimum water pressure requirements should be enforced.

**David Petersen** explained the motion alternatives to the Planning Commission.

**Jim Talbot** had the mad the following points:

- The water tank access should be the City's responsibility and should not be contingent upon the approval of the development.
- The developer should be responsible to clean up the area.
- Plats should have a note when developments do not have adequate water pressure.

He was concerned that the lots were under 30 psi since they would not even meet the City's old standard. He suggested denying the request for a water pressure waiver.

**Annie Hedberg** felt the ordinances should be enforced.

### **Motion**

**Kevin Poff** moved that the Planning Commission recommend that the City Council deny the proposed schematic plan due to the low culinary water pressure being proposed. **Jim Talbot** seconded the motion, which passed by unanimous vote.

### **Findings**

- 60 psi is the City's standard and should be enforced.
- The water pressure of the current development should be reviewed before additional lots are granted.
- The difference between the proposed psi and the City's standard was too great.

[**Chairman Ritz** arrived at 8:00 P.M.]

**SYMPHONY DEVELOPMENT - APPLICANT IS REQUESTING A  
RECOMMENDATION TO REZONE 30.92 ACRES LOCATED AT APPROXIMATELY  
275 SOUTH 1100 WEST FROM A TO AE, AND A RECOMMENDATION FOR  
SCHEMATIC PLAN APPROVAL FOR A SUBDIVISION CONTAINING 53 LOTS  
RELATED THERETO (Z-3-04) (Agenda Item #4).**

### **Background Information**

The Planning Commission reviewed this agenda item at a public hearing on June 9, 2005.

After receiving comments and reviewing the relevant information, the Planning Commission tabled any decision regarding the application to allow time for the developer to prepare a schematic plan which meets conservation land requirements, to resolve the wetland issues, and to allow City Staff time to explore P.U.D. options.

The City's conservation subdivision ordinance (Chapter 12 of the Zoning Ordinance) was adopted in April 1999. Two months later the Planning Commission began reviewing proposed amendments to Chapter 27 (the Planned Unit Development chapter of the Farmington City Zoning Ordinance). City Staff determined that the Planned Unit Development chapter was antiquated and in some areas was not consistent with the conservation development standards recently adopted as part of Chapter 12 of the Zoning Ordinance. After several months of review, the City Council considered a recommendation from the Planning Commission regarding the text. At a public hearing held on January 5, 2000, the City Council decided to table action pending further study. The City Council briefly considered the agenda item again on January 19, 2000, and thereafter it was not reviewed again.

Enclosed as part of the agenda item #8 is the latest draft for Chapter 27 prepared by the Commission in 2000. This draft will be discussed in greater detail at the Planning Commission meeting.

END OF PACKET MATERIAL

**David Petersen** said the issue had been previously tabled. In order to increase density, a yield plan would have to be presented. The minimum lot size would be ½ acre. There would be the option of a density bonus of 5% if 25% of the land was open space. There would be the option of a density bonus of 20% bonus if 30% of the land was open space. There was not a sliding scale. The City Council had adopted the percentage scale in 1999. There were problems with the PUD Ordinance in 1999 so the Planning Commission had addressed it and had drafted an Ordinance. The Ordinance was not adopted after it's initial review.

**Cindy Roybal** asked if it would be beneficial to be able to adjust the open spaces according to the bonuses.

**David Petersen** said the sliding scale was the basis of the Ordinance. He referenced paragraph 3c of Section 11-27-120 which stated:

*The base density of the Planned Unit Development shall be determined by the requirements of the underlying zone and development of a Yield Plan as defined in Section 11-2-020(86) of this Ordinance.*

Symphony Homes was asking for 53 lots which was an 8% bonus. They would dedicate 13% to open space. He said the Planning Commission could alter and adopt the ordinance.

**Jim Talbot** said the text should not be altered for a certain development. He addressed the Section 11-27-120 (a) of the Ordinance which states:

*The area proposed for development of a Planned Unit Development shall be in single or corporate ownership at the time of application or a joint application may be filed by the owners of the property.*

He felt the text was outdated. He questioned why wetlands were not addressed in Section 11-27-120 (h).

**Mr. Petersen** said wetlands were not included in the text.

### **Motion**

**Cindy Roybal** moved that the Planning Commission address Agenda Item #8 . **Kevin Poff** seconded the motion, which passed by unanimous vote.

**FARMINGTON CITY - APPLICANT IS REQUESTING A RECOMMENDATION TO  
AMEND CHAPTER 27 OF THE ZONING ORDINANCE REGARDING PLANNED  
UNIT DEVELOPMENTS (ZT-4-99) (Agenda Item #8)**

**David Petersen** said the open space would not be accessible to the public.

**Chairman Ritz** addressed Section 11-27-120 (h) of the Ordinance which states:

*...Playgrounds, parks, swimming pools and related amenities, tennis courts and similar bona fide recreation buildings and facilities and trail way system land may be considered part of the usable common open space.*

**Cindy Roybal** said she had been disappointed with the open space on the west side. She felt maintained, productive open space would contribute to the community regardless of who was allowed to use it.

**Kevin Poff** said open space should be accessible to the public. He felt Symphony Home's open space was an amenity which was included with the house.

**Jim Talbot** stated that when you purchase property in a P.U.D., you purchase a portion of the amenities. He said it was not the developers responsibility to provide amenities to the public.

**Kevin Poff** did not think a bonus should be provided to a developer for providing amenities to his customers.

**David Petersen** questioned whether the Planning Commission would be in favor of altering the table to remove the bonus from the Yield Plan and lower the bonuses.

Planning Commissioners agreed they were in favor of the sliding scale. They requested the City Staff make the necessary adjustments to the Ordinance and present it to them when it was prepared.

**Cindy Roybal** suggested a tree ordinance be included. She did not think developments should be considered without a tree ordinance.

### **Motion**

**Keith Klundt** moved to table the item to allow City Staff to make the necessary adjustments to Ordinance No. 00-\_\_, an Ordinance Amending Chapter 27 of the Farmington City Zoning Ordinance regarding Planned Unit Developments (PUDs) within the City including Changes to Open Space and Minimum Parcel Size Standards and the Development Review Process. **Cindy Roybal** seconded the motion, which passed by unanimous vote.

### **Motion**

**Keith Klundt** moved that the Planning Commission return to Agenda Item #4. **Kevin**

**Poff** seconded the motion, which passed by unanimous vote.

**SYMPHONY DEVELOPMENT - APPLICANT IS REQUESTING A  
RECOMMENDATION TO REZONE 30.92 ACRES LOCATED AT APPROXIMATELY  
275 SOUTH 1100 WEST FROM A TO AE, AND A RECOMMENDATION FOR  
SCHEMATIC PLAN APPROVAL FOR A SUBDIVISION CONTAINING 53 LOTS  
RELATED THERETO (Z-3-04) (Agenda Item #4).**

**Motion**

**Annie Hedberg** moved that the Planning Commission table Agenda Item #4 to allow for further review of the PUD information. **Keith Klundt** seconded the motion, which passed by unanimous vote.

**David Petersen** said the Ordinance tables would be altered and changes would be made based upon the Planning Commission discussion.

**PUBLIC HEARING: RICHMOND AMERICAN HOMES - APPLICANT IS  
REQUESTING CONDITIONAL USE AND SITE PLAN APPROVAL TO ESTABLISH A  
TEMPORARY SALES OFFICE IN A MODEL HOME LOCATED AT 1518 WEST  
LONGHORN DRIVE IN AN AE ZONE (TU-4-05) (Agenda Item #5)**



### **Background Information**

The Planning Commission recently granted Richmond American Homes a temporary use permit for a sales office in the trailer on April 14, 2005. This temporary use permit should be terminated if the Planning Commission chooses to approve the application for a sales office in a model home.

END OF PACKET MATERIAL

**David Petersen** displayed a Vicinity Map illustrating the location of the lot being addressed. The sales trailer would be removed and the sales office would move to a model home. The site plan was displayed for the Planning Commission's review.

### **Public Hearing**

**Chairman Ritz** opened the meeting to a public hearing and invited the applicant to address the Commission.

**Aaron Helm - Richmond Homes** (1880 East 2700 South, Salt Lake City) said a parking lot was being added to prevent traffic on the street. He said the model home was approximately

30 days from completion.

### **Public Hearing Closed**

With no further comments, **Chairman Ritz** closed the public hearing.

### **Motion**

**Jim Talbot** moved that the Planning Commission approve the application subject to Lot 52 accommodating a parking lot and compliance with all applicable Farmington City development standards and ordinances and the following:

1. Permanent signs are prohibited. The size and location of signs shall be in compliance with applicable provisions of the zoning ordinance in which the use shall be conducted. All signs shall be removed when the activity ends.
2. No loud speakers or amplifying sound devices shall be used in conjunction with the temporary use.
3. Outdoor lighting, if used, shall be subdued. All lighting shall be designed, located, and directed so as to eliminate glare and minimize reflection of light into

neighboring properties. Search lights shall not be permitted.

4. The conduct of the temporary use shall be limited to the hours between 8 A.M. and 8 P.M.
5. The temporary offices of the model home may exist up until the last lot in the Farmington Ranches East Subdivision is sold or twelve months or the sooner of the two.
6. If the office is located in an area intended for a garage, any alterations made to accommodate the office shall be removed and the space shall be converted to function as a garage upon termination of the temporary office.
7. The temporary use permit for a temporary sales office in a trailer on property located at 1523 West Longhorn Drive (permit #TU-3-05) shall be null and void upon completion of the sales office within the model home.
8. The sales trailer located at 1523 Longhorn Drive shall be removed from the property and the subdivision, and the lot shall be restored to its previous condition. The applicant shall revegetate said lot and provide for adequate drainage meeting Farmington City standards.

**Annie Hedberg** seconded the motion, which passed by unanimous vote.

### **Findings**

- The model home sets a positive precedence for model homes in Farmington
- The model home is comparable to previously approved model homes in the area

**PUBLIC HEARING: CLAYNE WHITE AND FAMILY - APPLICANT IS REQUESTING  
TEMPORARY USE APPROVAL FOR A “SHAVED ICE” STAND SITUATED IN THE  
SOUTHERLY END OF A PARKING LOT LOCATED AT 677 WEST SHEPARD LANE  
IN AN AE ZONE (TU-3-04) (Agenda Item #6)**

### **Background Information**

Last year the Planning Commission granted a temporary use permit to the White family for a “shaved ice” stand subject to the conditions set forth in the enclosed April 22, 2004 staff report. The temporary use permit expired on September 15, 2004, at the end of the summer selling season. Now the applicant wishes to renew the temporary use permit for a 5 year period.

END OF PACKET MATERIAL

**David Petersen** said the Clayne family was unaware that their temporary use permit had expired in September. They were unable to attend the meeting but requested they be granted a temporary use approval for more than one year. Mr. Petersen recommended the Planning Commission grant the application since their had not been negative feedback received from the neighbors.

### **Public Hearing**

**Chairman Ritz** opened the meeting to a public hearing and invited the applicant to address the Commission.

### **Public Hearing Closed**

With no forthcoming comments, **Chairman Ritz** closed the public hearing. The Commission members discussed the issues, including the following points:

**Jim Talbot** said he felt approval should be granted but suggested it be a lesser term than five years since an extended term could set a precedence for other conditional use applicants.

**Mr. Petersen** stated the reapplication fee was \$125.00.

### **Motion**

**Keith Klundt** moved that the Planning Commission extend the Clayne White Family temporary use permit for a five year period. **Cindy Roybal** seconded the motion, which passed by unanimous vote.

### **Findings**

- The permit was for an existing use.
- The business had been successful in the past.
- There were no complaints received regarding the “shaved ice” stand.

### **PUBLIC HEARING: JMR LAND & DEVELOPMENT, RAINEY HOMES -**

**APPLICANT IS REQUESTING A RECOMMENDATION FOR ZONE DESIGNATION AND SCHEMATIC PLAN APPROVAL FOR A PROPOSED DEVELOPMENT IN CONJUNCTION WITH THE PROPOSED ANNEXATION OF THE 12.9637 ACRES OF PROPERTY LOCATED BETWEEN 200 EAST AND THE FRONTAGE ROAD, NORTH OF LUND LANE (A-2-05) (Agenda Item #7)**

### **Background Information**

The Planning Commission approved a recommendation to the City Council to annex this property on May 12, 2005. The enclosed schematic plan appears to be an acceptable subdivision layout consistent with Chapters 11 and 12 of the Zoning Ordinance. Nevertheless, the Planning Commission may wish to consider the following general comments:

1. Is the street connection to the Frontage Road necessary?
2. The goal of the Trail and Sidewalk Master Plan was to provide a second alternative for pedestrian access from south Farmington to northern Centerville. Presently, school children from the south Farmington area must use either 200 East or the Frontage Road in route to Reading Elementary. A safer pedestrian connection should be established through the interior of the super block the applicant is proposing to develop. Not knowing whether or not a subdivision would occur at this location or what the eventual configuration of that subdivision might be, the Planning Commission and the City Council identified a trail connecting the westerly stub street on 1470 South to Lund Lane in the alignment of the old Bamberger right-of-way on the Trail and Sidewalk Master Plan. The developers are providing a road and sidewalk near this location. Should they reconfigure their subdivision and provide a trail?
3. It should be noted that the Pacific Avenue L.L.C. properties north of the subject

property are not included as part of the development related to this annexation petition. The Applicant has simply demonstrated how his proposed development, the Glover parcel, could accommodate development of the Pacific Avenue, L.L.C. parcels.

4. It appears the developer proposes to demolish the old historic Glover home. Aerial photos show that it could easily be accommodated within the development. Demolishing a historic home such as this is not consistent with the goals and policies of the General Plan. In the past, the Glover family has expressed their love for Farmington and their fondness for the area. Hopefully, the home can be preserved.

END OF PACKET MATERIAL.

**David Petersen** passed out the packet material and displayed the schematic plan. The lot sizes were between 8,000-10,000 square feet. The larger lot near the Frontage Road would act as a buffer. The current route for children traveling to Reading Elementary is unsafe. He stated a proposed pedestrian connection had been included in the schematic plan which could be incorporated as a trail or a sidewalk.

**Annie Hedberg** asked if the Bamberger right-of-way had been sold by Mr. Fadel.



**Brock Johnston** (Rainey Homes) said access to the right-of-way would be traded for land.

**David Petersen** said the historic Glover home also needed to be considered. It was included on the poster outlining Farmington's historic homes. He felt the schematic plan was well done and thought it would be nice to preserve the home within the subdivision. He discussed the motion alternatives to the Planning Commission.

**Keith Klundt** questioned who was responsible for Lund Lane.

**David Petersen** said the road was shared equally between Farmington and Centerville. The Cities had reached an agreement that whichever City developed first in the area would be responsible for the road issues.

### **Public Hearing**

**Chairman Ritz** opened the meeting to a public hearing and invited the applicant to address the Commission.

**Brock Johnston - Rainey Homes** (520 North Kayes Drive, Kaysville) said the requirements listed by the City could be accommodated. He understood that the Glover home

was sensitive to Farmington City but was concerned it would stand out from the development. He displayed the types of homes that would be in the development which would work well on smaller lots. He stated the access could be on the main road to 200 East or on the Frontage Road. He said a trail could also be considered. He stated the Pacific Avenue L.L.C properties would need to be negotiated.

### **Public Hearing Closed**

With no further comments, **Chairman Ritz** closed the public hearing. The Commission members discussed the issues, including the following points:

**Kevin Poff** felt access should be limited to the frontage road since BRT was a possibility.

**Keith Klundt** said the residents might prefer the Frontage Road in order to access the freeway.

**Jim Talbot** suggested there be access to the main roads in order to eliminate the traffic in the neighborhoods. He questioned whether the historic home would blend and whether customers would want to build near the older home. He felt the developer should commit that he would accept the historic home before the plan was approved.

**David Petersen** said Farmington was set apart from other communities because they protect historic homes.

**Chairman Ritz** felt the tree on the Glover property should be considered, as well as the home.

**Cindy Roybal** was concerned the home could be an “eye sore” if it did not blend with the Symphony development.

**David Petersen** stated that a historic home was preserved and maintained tastefully on Compton Road. There were also historic homes in Bountiful that were incorporated into the neighborhoods. He felt it preserved Bountiful’s history.

**Annie Hedberg** felt the historic homes were part of Farmington’s charm. She said her childhood house was relocated to accommodate a newer subdivision. She said the combination of old and new homes was a success.

### **Motion**

**Jim Talbot** moved that the Planning Commission table consideration of recommendation for a zone designation and schematic approval until the following had occurred:

- The issue regarding the historic Glover home was resolved.
- The developer had reviewed the items being required.
- Frontage Road ingress and egress had been addressed

**Cindy Roybal** seconded the motion, which passed by unanimous vote.

**GENERAL PLAN AMENDMENT DISCUSSION - CHAPTER 10 (MP-4-05) (Agenda Item #9)**

**David Petersen** said the TOD, CMU, and NMU ordinances all have a residential component that had not been addressed in Chapter 10 - Residential Development of the General Plan. He reviewed the tables found in Chapter 10 which outlined the “Minimum Lot Sizes and/or Residential Units/Acre” and the “Relative Residential Density”. He said the NMU would be 9 units per acre rather than 8 units per acre so the table would need to be altered.

The Planning Commission suggested the P.U.D. ordinance be listed somewhere other than the CMU. It should be made clear that it could be used in any zone.

The Planning Commission also discussed the TOD text and the 40 unit per acre density that had been approved. They agreed to review the text individually and to hold a public hearing on July 14, 2005. They requested City Staff prepare information similar to the NMU

information.

**BLOOD/WENDEL PLAT AMENDMENT REQUEST (Agenda Item #10a)**

**Background Information**

According to a letter dated June 13, 2005, the owners of Lots 14, 15, and 16 in the Hidden Meadows Subdivision requested three lots be combined into two lots. Mr. and Mrs. Blood owns lots 15 and 16 and desire to sell a portion of Lot 15 to Mr. and Mrs. Wendel who own Lot 14. The three lots will become two lots.

END OF PACKET MATERIAL

**David Petersen** reviewed the application request to combine three lots into two lots and said he recommended the Planning Commission grant the request.

**Motion**

**Kevin Poff** moved that the Planning Commission allow Lots 14, 15 and 16 in the Hidden Meadows Subdivision be combined into two lots. **Cindy Roybal** seconded the motion, which passed by unanimous vote.

### **Findings**

- An improved property would be created.

### **EVANS BOUNDARY ADJUSTMENT REQUEST (Agenda Item #10b)**

### **Background Information**

According to a letter from Harley Evans to the Farmington City Planning Commission dated June 14, 2005, Mr. Evans requested a boundary adjustment to the side boundaries of 4 lots on the north end of the Cornerstone Subdivision.

**David Petersen** said the City Council had agreed to vacate the 700 West right of way north of Emerald Oaks Drive but voted to keep three lots. The Evans family was now requesting boundary adjustments. The City Council had discussed the need for an easement to be placed for FAPID. They did not approve a trail easement on Lot 18. Mr. Petersen recommended the adjustment since the homes could be better accommodated.

### **Motion**

**Kevin Poff** moved that the Planning Commission approve the boundary adjustment and

include a FAPID easement. **Keith Klundt** seconded the motion, which passed by unanimous vote.

## **OTHER**

### **400 NORTH 200 EAST FENCE**

**David Petersen** stated that a vinyl or chain link fence could not be placed in the front yard of homes. On corner lots, there were side yards that also faced the street. He had a property owner question whether a fence would be allowed on the side yard since he had ordered a vinyl fence. Mr. Petersen illustrated the site plan and felt it should be approved if it were a flat vinyl fence.

**Kevin Poff** moved that the Planning Commission grant approval for a side yard fence. **Keith Klundt** seconded the motion, which passed by unanimous vote.

### **Findings:**

- The fence would be acceptable because it would not be located in the front yard

**Chairman Ritz** stated that Farmington Greens had weed control issues that would need

to be addressed or the weeds would spread.

**ADJOURNMENT**

**Jim Talbot** moved that the Planning Commission adjourn at 9:35 P.M.

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*Cory Ritz, Chairman*

*Farmington City Planning Commission*